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**CIVANO
NEIGHBORHOOD**

Dated Material

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January 25, 2005

Dear Civano Neighbors:

For the past several months the Neighborhood Association, the HOA, City staff, members of the community and other interested parties have been discussing possible changes to the Civano 1 Neighborhood 1 Planned Area Development (PAD), one of the land use planning documents which governs our community. If we as a community can reach agreement on a set of proposals to present we will attempt to amend the changes into the larger Civano PAD currently being considered by the City of Tucson.

The proposed changes presented to you with this letter are the result of meetings with the City of Tucson and conversations between neighbors here in the community. City staff have informed us that changes such as these will not be supported by them for inclusion without broad community support. We ask you to take a few minutes and offer us advice as to whether or not you would like to see these proposed changes implemented.

On the next 2 pages is an **advisory ballot**. The ballot includes five proposals and what the effect of yes and no votes on the proposals would be if adopted by the City. The proposals will also be individually posted on the Civano Neighbors website (www.civanoneighbors.com) to allow comments, both pro and con, on these proposals. Neighbors without home access to a computer may contact members of the Advisory Ballot Committee or a member of the Leadership Team for assistance in accessing the comments.

Please return the ballot **no later than** one week after you have received it to have your opinions included in the survey results. Surveys may be returned by mail or dropped off at the HOA office during office hours. Survey results will be posted on the Civano Neighbors website and be included in the March Town Crier.

If you have any questions on the survey, please feel to contact Rick Hanson at 546-2928/rickandlinda@cox.net, Les Shipley at 850-6071, Fran Rice at 721-7775 or Al Nichols at 760-0380/alnichols@aol.com.

Sincerely,

Rick Hanson
Spokesperson, Civano Neighbors

The following questions have been prepared by a group of volunteer neighbors to gather your advice and opinions on matters concerning the current Civano 1 Planned Area Development (PAD). The PAD is currently being reviewed by the City of Tucson. Please indicate your response by circling either **YES** or **NO** (on both front and back), write your return address on the enclosed envelope (not on the ballot, please, as we wish to allow you to remain anonymous), detach this page and return your advisory ballot as soon as possible but no later than one week after the receipt of this mailing. Additional comments may also be added and will be reported with the survey results.

Thank you for your attention to these important issues.

Question # 1

YES

NO

Amend the boundaries of the existing PAD to incorporate all of Block 1, the southern portion of Block 2 and 527 of Civano 1. Block 1 would be placed within the Neighborhood Edge District and the southern portion of Block 2 and the southern portion of LOT 527 would be placed within the Neighborhood Center District.

There is **no yes** or no description for this question as the City staff has indicated all three **areas** will be included in the Civano 1 PAD. We are including this question to **hear** the community's opinion on the subject for the record.

Question # 2

YES

NO

Block one (**Northridge**, northeast of Civano Blvd) be developed as a Neighborhood Edge district; with special considerations:

- be in **compliance** with the original Civano Master Development Plan; and in the **current** Civano Specific Plan
- R-1 **zoning** (Not RCP zoning).
- **Minimum** lot sizes no less than 10,000 square feet.
- **Distinction** between Lots and Dwelling units used throughout the Specific Plan be recognized for Block 1.

A Yes vote will result in lower density by yielding the approximate number of lots shown in **the** historic Civano Planning Documents; approximately 25 mini-estates. Fewer homes, such as mini-estates, may potentially reduce the income paid to the HOA.

A No vote will result in a higher density in this area resulting in as many as 85 homes.

Question # 3

YES

In Neighborhood Center Districts buildings shall be one or two stories with building height not to exceed 28' (excluding parapets, guardrails and equipment). Density shall not exceed 33 dwelling units per acre.

A Yes vote will maintain the current character of the Neighborhood Center District.

A No vote could possibly result in buildings of 3 and 4 stories with heights not to exceed 40'.

Question #4

YES

NO

Amend the PAD to allow cars to back out of a commercial component of the mixed use or commercial property directly into the thoroughfare.

A Yes vote will allow a commercial component of the mixed use or commercial property to legally back in and out of their driveway/garages, therefore allowing more on street parking for other uses.

A No vote means a commercial component of the mixed use or commercial property will not be able to back in and out of their driveway/garages and may limit more commercial development in the neighborhood center districts.

Question #5

YES

Allow the community, through the HOA, to develop a sign code for home based, mixed-use and commercial businesses.

A Yes vote may allow the community to develop its own signage requirements for placement, design and size of signs.

A No vote means the community signage will be determined by the current City of Tucson's sign code.